



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

PART- I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 84]

HYDERABAD, SATURDAY, APRIL 17, 2021.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I (1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KHARMANGHAT (V), SAROORNAGAR (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 66, Municipal Administration & Urban Development (Plg.I (1)), 8th April, 2021.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 vide G.O.Ms.No. 33, MA & UD, dt: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 59 (P) of Kharmanghat (V), Saroornagar (M), Ranga Reddy District to an extent of 3848.52 Sq. Mtrs, which is presently earmarked as Residential use Zone as per the notified Master Plan of HUDA-2021 notified by the Government vide G.O.Ms.No. 288, MA, dt. 03-04-2008 is now designated as Commercial use zone **subject to the following conditions:**

- The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt: 07-04-2012 and in the G.O.Ms.No. 288, dt: 03-04-2008.
- The applicant shall obtain prior permission from GHMC/HMDA before undertaking any development in the site under reference.
- The applicant is whole responsible if any discrepancy occurs in the ownership aspects ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.

- f) The Government reserves the right to cancel the CLU orders, if it is found the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g) The change of land use shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h) The conversion charges / change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- i) The applicant shall not disturb the Natural position of the NALA / Channel if any passing through the site.
- j) The applicant has to fulfill any other conditions as may be imposed by the competent authority..
- k) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- l) The applicant has to submit the Revenue Sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.

SCHEDULE OF BOUNDARIES

NORTH	:	Existing 120 feet wide road (Proposed 200 Feet Road).
SOUTH	:	Vacant land and Bus Garage.
EAST	:	Vacant land.
WEST	:	30 feet road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT KONDAPUR (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 67, Municipal Administration & Urban Development (Plg.I (1)), 8th April, 2021.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan vide G.O.Ms.No. 288, MA, dt: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 187 / P situated at Kondapur (V), Serilingampally (M), Ranga Reddy District, to an extent of 8091.68 Sq. mtrs, which is presently earmarked for Residential Zone as per the notified Revised Master Plan-2021 vide G.O.Ms.No. 288, MA & UD, dated: 03-04-2008 is now designated as Commercial Use zone **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No. 168 MA Dt: 07-04-2012.
2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU SHALL not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority..
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

NORTH	:	Existing 30 mtrs. BT road (60 ft. from the center of the road).
SOUTH	:	Existing Apartment building and existing Jain Heritage public school.
EAST	:	Existing 40 ft. wide BT road.
WEST	:	Existing 40 ft. wide CC road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY PUBLIC & SEMI-PUBLIC AND RECREATIONAL USE TO RESIDENTIAL USE ZONE IN CHATANPALLY (V), FAROOQNAGAR (M), RANGA REDDY DISTRICT CONFIRMATION.

[G.O.Ms.No. 68, Municipal Administration & Urban Development (Plg.I (1)), 9th April, 2021.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified MDP 2031, vide G.O.Ms.No. 33, MA & UD, Department, dated: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 373/P, 375/P, 380/P, 381/P, 382, 383, 384/P, 385/P, of Chatanpally (V), Farooqnagar (M), Ranga Reddy District to an extent of 101777.93 Sq. Mtrs/ Ac. 25.14 Gts, which is presently earmarked as Public & Semi-Public and open space / Recreational use in the notified MDP-2031 which was approved by Government vide G.O.Ms.No. 33, MA & UD dt: 24-01-2013, is now designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
6. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
7. The above change of land use is subject to the conditions, applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
8. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The Change of land use shall not be used as the proof of any title of the land.
10. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
11. The Owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. The applicant shall comply the conditions mentioned in G.O.Ms.No. 168, MA, dt: 07.04.2012 with respect to HT line passing through the site under reference.

SCHEDULE OF BOUNDARIES

NORTH	:	Vacant neighbors land (Sy.Nos. 373/P, 371/P, 381/P of Chatanpally Village.
SOUTH	:	Vacant neighbors land (Sy.Nos. 379/P, 380/P, 381/P 385 of Chatanpally Village.
EAST	:	Vacant neighbors land (Sy.No. 354 Chatanpally Village).
WEST	:	Vacant neighbors land and existing 60 mtrs. wide road (Sy.No. 373/P and proposed 30 mtrs. wide road).

ARVIND KUMAR,
Principal Secretary to Government.

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